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# Article Two

## General Zoning Districts



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### 2.1 Establishment of Districts

All of the zoning districts in this Zoning Ordinance stand alone and are not a part of a hierarchy system of zoning.

*[For example, what is permitted in the C1 district is NOT permitted in the C2 district or any other zoning district. Only those land uses and development standards which are expressly permitted and noted for each zoning district apply.]*

For the purpose of this Zoning Ordinance, the planning jurisdiction is divided into the following zoning districts for the general uses as stated:

**AG—Agriculture (page 3-2 and 3-3):** This district is established for agricultural areas, homes and buildings associated with agriculture production.

**PR—Parks and Recreation (page 3-4 and 3-5):** This district is established for parks, open space, trails and recreational areas both public and private.

**R1—Very Low Density Residential (page 3-6 and 3-7):** This district is established for single family, detached, medium to large sized homes on medium to large sized lots.

**R2—Low Density Residential (page 3-8 and 3-9):** This district is established for single family, detached, small to medium sized homes on medium sized lots.

**R3—Medium Density Residential (page 3-10 and 3-11):** This district is established for single family, detached, small to medium sized homes on small to medium sized lots.

**R4—Medium Density Urban Residential (page 3-12 and 3-13):** This district is established for existing older, single family detached neighborhoods.

**R5—High Density Urban Residential (page 3-14 and 3-15):** This district is established for existing older, single family detached and limited multifamily residential lots.

**M1—Low Density Multifamily Residential (page 3-16 and 3-17):** This district is established for small-scale, low density, single structure, multifamily lots.

**M2—General Multifamily Residential (page 3-18 and 3-19):** This district is established for medium to large sized, moderate density, multiple structure, multifamily developments.

**MP—Mobile Home Park (page 3-20 and 3-21):** This district is established for leased lot developments (typically mobile or manufactured home parks) which typically lease dwelling sites for single-wide and double-wide manufactured homes.

**NC—Neighborhood Commercial (page 3-22 and 3-23):** This district is established for small scale businesses that provide products and services primarily to local neighborhoods.

**IS—Institutional Uses (page 3-24 and 3-25):** This district is established for institutional and municipal owned lands, both public or quasi-public, where the use is for public purpose and is anticipated to remain permanent.

**OC—Office Commercial (page 3-26 and 3-27):** This district is established for small to moderate scale office uses with provisions for some complementary uses.

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**DC—Downtown Commercial (page 3-28 and 3-29):** This district is established for special issues and land use goals for the downtown area in Kokomo.

**C1—Small to Medium Scale General Commercial (page 3-30 and 3-31):** This district is established for a wide variety of retail, commercial, service, entertainment, and eating establishments that are small to medium in scale, and low to medium intensity.

**C2—Medium to Large Scale General Commercial (page 3-32 and 3-33):** This district is established for a wide variety of retail, commercial, service, entertainment, and eating establishments that are medium to large in scale, and medium to high intensity.

**LI—Low Intensity Industrial/Business Park (page 3-34 and 3-35):** This district is established for low intensity business parks, distribution facilities, flex space, and nonhazardous outdoor storage.

**MI—Moderate Intensity Industrial/Light Manufacturing (page 3-36 and 3-37):** This district is established for moderate intensity industrial parks, manufacturing facilities, assembly operations.

**HI—High Intensity Industrial/Heavy Manufacturing (page 3-38 and 3-39):** This district is established for large industrial parks, heavy manufacturing facilities, hazardous material storage, and utility usage.

## **2.2 Standard Zoning District Permitted and Special Exception Land Uses**

Land uses are either permitted, non-permitted or a special exception and are labeled as such in each zoning district section in Article Three. More specifically, Kokomo's permitted and special exception uses for each district are listed in the columns labeled "Permitted Uses" and "Special Exception Uses" found in Article Three.

## **2.3 Establishment of Overlay Districts**

For the purpose of this Zoning Ordinance 3 Overlay Districts have been established as stated below.

**AH-OL— Airport Hazard Area Overlay (page 4-2):** This district is established to disallow land uses which are in conflict with or adversely affected by normal airport operations.

**WH-OL—Wellhead Overlay (page 4-4):** This district is established to protect the integrity and drinkability of the community's public water supply, enhance water quality of streams.

**FH-OL--Flood Hazard Overlay (page 4-6):** This district is established to minimize risk to life, protect property from damage, reduce risk of flooding, and improve storm water quality.

## **2.4 Overlay Zoning District Permitted and Special Exception Land Uses**

An overlay district will supercede any standard zoning district regulations, permitted uses, or special exception uses as noted in the overlay district text. Any additions or deletions to the permitted or special exception uses caused by an overlay district will be noted in the columns labeled "Affect on Uses" in the overlay district article (Article Four). Superceding language that affects development standards will also be found in Article Four.

## **2.5 Establishment of Planned Development Districts**

The provisions of this Zoning Ordinance allow the R1, R2, R3, M1, M2, NC, OC, C1, C2, LI, MI, and HI districts to be rezoned for a planned development. No other districts shall be rezoned into a planned development district.

On the Official Zoning Map a planned development district, once rezoned, shall be labeled as PD followed by the district it was created from. The following are the appropriate and corresponding labels for Planned Development Districts: PD-R1, PD-R2, PD-R3, PD-M1, PD-M2, PD-NC, PD-OC, PD-C1, PD-C2, PD-LI, PD-MI, and PD-HI.

The provisions that regulate Planned Developments can be found in Article Seven.

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**2.6 Unlisted Land Uses**

Any land use not specifically listed as a permitted use or special exception use in Article Three or Article Four in the columns labeled "Permitted Uses", "Special Exception Uses", or "Affect on Uses" is considered Non-Permitted.

**2.7 Questionable Land Uses**

Any land use not specifically listed as a permitted use or special exception use, but that is similar to a use which is permitted or a special exception may be considered a questionable land use. Through a "Questionable Land Use Appeal Process" the desired use may be determined to be a permitted use, special exception use, or remain a non-permitted use.